

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF SANTEE CUYAMACA STREET, MISSION GORGE ROAD, MAGNOLIA AVENUE, CHUBB LANE, COTTONWOOD AVENUE, TOWN CENTER PARKWAY AND RIVERVIEW PARKWAY FOR USE AS A PUBLIC STREET AS SHOWN ON SAID MAP.

WE HEREBY DEDICATE TO THE CITY OF SANTEE THE DRAINAGE EASEMENT AS SHOWN ON SAID MAP.

PARCEL 4 OF THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM TOTAL OF 32 OFFICE OR COMMERCIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

THE COUNTY OF SAN DIEGO

BY: John J. McTigue 12/13/06
NAME: John J. McTigue /DATE
DIRECTOR, DEPARTMENT OF GENERAL SERVICES

CITY OF SANTEE TPM 2005-04 RIVERVIEW OFFICE PARK

BEING A SUBDIVISION OF PORTIONS OF LOTS 4, 5, AND 6 OF BLOCK 3, LOTS 2, 3, AND 4 OF BLOCK 4, LOTS 1, 2, 7 AND 8 OF BLOCK 9, LOTS 1, 2, 3, AND 4 OF BLOCK 10 AND LOT 1 OF BLOCK 11, SUBDIVISION OF TRACTS "H" AND "O" OF RANCHO EL CAJON AND WILLOW AVENUE, COTTONWOOD AVENUE, LAKESIDE AVENUE ACCORDING TO MAP THERE OF NO. 817, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 17, 1910, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

FOR COMPLETE METES AND BOUNDS LEGAL DESCRIPTION OF THE BOUNDARY OF THE SUBDIVISION, SEE CERTIFIED TITLE COMPANY DESCRIPTION AND REPORT ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

SUBDIVISION GUARANTEE BY OLD REPUBLIC TITLE COMPANY ORDER NO. 2425000192, DATED DECEMBER 7, 2006.

SIGNATURES OMISSION

THE SIGNATURE OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS LISTED BELOW, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

A.) SAN DIEGO GAS AND ELECTRIC COMPANY AS GRANTEE UNDER EASEMENTS RECORDED: NOVEMBER 28, 1961 AS INSTRUMENT NO. 205694; JULY 29, 1966 AS INSTRUMENT NO. 123616; MARCH 26, 1974 AS INSTRUMENT NO. 74-074574; SEPTEMBER 19, 1978 AS INSTRUMENT NO. 78-399030; JUNE 29, 1983 AS INSTRUMENT NO. 83-220629; AUGUST 10, 1988 AS INSTRUMENT NO. 88-392569; FEBRUARY 10, 2003 AS INSTRUMENT NO. 2003-0151278 AND MAY 5, 2003 AS INSTRUMENT NO. 2003-0521130.

B.) THE COUNTY OF SAN DIEGO AS GRANTEE UNDER EASEMENTS RECORDED: SEPTEMBER 22, 1961 AS INSTRUMENT NO. 165766; JANUARY 7, 1975 AS INSTRUMENT NO. 75-003819; AUGUST 25, 1976 AS INSTRUMENT NO. 76-277292; FEBRUARY 6, 1978 AS INSTRUMENT NO. 78-048245 AND APRIL 6, 1967 AS INSTRUMENT NO. 47632.

C.) H. D. WILLIAMSON, ET UX, AS GRANTEE UNDER EASEMENT RECORDED: MAY 6, 1913 IN BOOK 609, PAGES 278 AND 282 OF DEEDS.

D.) G. L. STROBECK, ET UX, AS GRANTEE UNDER EASEMENT RECORDED: AUGUST 21, 1925 IN BOOK 1114, PAGE 118 OF DEEDS.

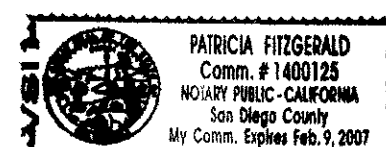
E.) SANTEE COUNTY WATER DISTRICT AS GRANTEE UNDER EASEMENT RECORDED: APRIL 17, 1959 IN BOOK 7611, PAGE 438 OF OFFICIAL RECORDS (SANTEE COUNTY WATER DISTRICT IS NOW UNDER THE JURISDICTION OF THE PADRE DAM MUNICIPAL WATER DISTRICT).

F.) LAKESIDE SANITATION DISTRICT AS GRANTEE UNDER EASEMENTS RECORDED: MARCH 27, 1974 AS INSTRUMENT NO. 74-076380 AND APRIL 23, 1975 AS INSTRUMENT NO. 75-094732.

G.) SAN DIEGO COUNTY FLOOD CONTROL AS GRANTEE UNDER EASEMENT RECORDED: APRIL 27, 1982 AS INSTRUMENT NO. 82-120196.

H.) THE SANTEE COMMUNITY REDEVELOPMENT PROJECT AS GRANTEE UNDER EASEMENTS RECORDED: AUGUST 6, 1982 AS INSTRUMENT NO. 82-242522 AND JULY 11, 2002 AS INSTRUMENT NO. 2002-0581986.

I.) THE CITY OF SANTEE AS GRANTEE UNDER EASEMENTS RECORDED: DECEMBER 23, 1986 AS INSTRUMENT NO. 86-605363; OCTOBER 14, 1991 AS INSTRUMENT NO. 1991-0529330; DECEMBER 10, 2001 AS INSTRUMENT NO. 2001-0904569; DECEMBER 10, 2001 AS INSTRUMENT NO. 2001-0904570; SEPTEMBER 18, 2002 AS INSTRUMENT NO. 2002-0799697 AND JANUARY 8, 2003 AS INSTRUMENT NO. 2003-0024357 THROUGH 2003-0024361.



NOTARY CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON 12/13/06, BEFORE ME, PATRICIA FITZGERALD, NOTARY PUBLIC, PERSONALLY APPEARED John J. McTigue, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

NOTARY PUBLIC IN AND FOR SAID STATE CALIFORNIA
NOTARY PUBLIC (PRINT NAME) PATRICIA FITZGERALD
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF SAN DIEGO

MY COMMISSION EXPIRES FEB 9, 2007

BOND AND ASSESSMENT CERTIFICATE

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND DIRECTOR OF PUBLIC WORKS OF SAID COUNTY, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF OUR OFFICES, AGAINST THE TRACT OR SUBDIVISION, OR ANY PART THEREOF, SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN MCALLISTER
COUNTY TREASURER - BY: James Mann 12-13-06
TAX COLLECTOR DEPUTY DATE

JOHN L. SNYDER
DIRECTOR OF PUBLIC WORKS BY: Cheryl L. Burdick 12-13-06
FOR DIRECTOR DATE

SIGNATURES OMISSION (CONTINUED)

THE SIGNATURE OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS LISTED BELOW, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

J.) THE PADRE DAM MUNICIPAL WATER DISTRICT AS GRANTEE UNDER EASEMENTS RECORDED: OCTOBER 12, 1988 AS INSTRUMENT NO. 88-519873 AND NOVEMBER 22, 1988 AS INSTRUMENT NO. 88-600304.

K.) THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTEE AS GRANTEE UNDER EASEMENT RECORDED: DECEMBER 10, 2001 AS INSTRUMENT NO. 2001-0904568.

L.) THE SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD AS GRANTEE UNDER EASEMENT RECORDED: FEBRUARY 19, 2003 AS INSTRUMENT NO. 2003-0187486.

M.) DEPARTMENT OF TRANSPORTATION AS GRANTEE UNDER EASEMENT RECORDED: FEBRUARY 11, 1978 AS INSTRUMENT NO. 78-048245.

N.) PACIFIC BELL TELEPHONE COMPANY AS GRANTEE UNDER EASEMENT RECORDED: FEBRUARY 25, 2003 AS INSTRUMENT NO. 2003-0206206 (PACIFIC BELL TELEPHONE IS NOW AT&T).

O.) RYAN COMPANIES US, INC. A MINNESOTA CORPORATION AS LEASEHOLD UNDER MEMORANDUM OF LEASE RECORDED AUGUST 29, 2002 AS INSTRUMENT NO. 2002-0734472.

P.) SANTEE INVESTMENT PROPERTIES, LLC AS LESSEE UNDER GRANT DEED RECORDED: OCTOBER 23, 2003 AS INSTRUMENT NO. 2003-1294696.

CITY'S DIRECTOR OF FINANCE CERTIFICATE

WE, TIM MC DERMOTT, DIRECTOR OF FINANCE, AND STEVEN CRESSWELL, P.E., CITY ENGINEER, BOTH OF THE CITY OF SANTEE, CALIFORNIA CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF, SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

Tim Mc Dermott 12/13/06
TIM MC DERMOTT DATE
DIRECTOR OF FINANCE
Steven Cresswell 12/19/06
STEVEN CRESSWELL DATE
CITY ENGINEER

TAX CERTIFICATE

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS
BY: Thomas J. Pastuszka 20 Dec 06
DEPUTY DATE

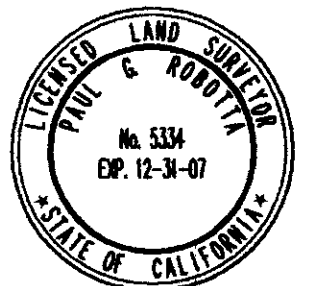


SURVEYOR'S STATEMENT

I, PAUL G. ROBOTTA, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA, HEREBY STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION ON MAY 21, 2005 AT THE REQUEST OF RYAN COMPANIES US, INC. FOR THE COUNTY OF SAN DIEGO AND THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION BOUNDARY CORNERS, AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT POSITIONS INDICATED BY THE LEGEND IN THIS MAP, WITHIN THIRTY (30) DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS; AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE MONUMENTATION NOTES AND LEGEND ON SHEET 2)

I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Paul G. Robotta 12/8/06
PAUL G. ROBOTTA DATE
L.S. 5334



CITY ENGINEER'S CERTIFICATE

I, STEVEN CRESSWELL, CITY ENGINEER OF THE CITY OF SANTEE, CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND IT DOES NOT APPEAR TO BE A MAP OF A MAJOR SUBDIVISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT SECTION 66426 OF THE SUBDIVISION MAP ACT. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF. THIS PARCEL MAP COMPLIES WITH THE PROVISIONS OF SANTEE MUNICIPAL CODE AND THE SUBDIVISION MAP ACT.

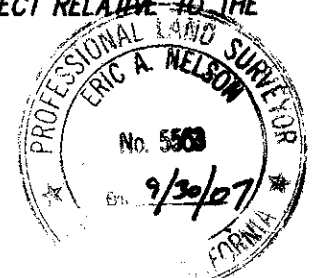
Steven Cresswell 12/19/06
STEVEN CRESSWELL DATE
CITY ENGINEER
R.C.E. 47180
MY REGISTRATION EXPIRES 12-31-07



CITY LAND SURVEYOR'S CERTIFICATE

I, ERIC A. NELSON, P.L.S., CONTRACT CITY LAND SURVEYOR STATE THAT I HAVE EXAMINED THIS MAP AND THAT IT IS TECHNICALLY CORRECT RELATIVE TO THE TRACT MAP BOUNDARY.

Eric A. Nelson 12-19-06
ERIC A. NELSON, P.L.S. DATE
CONTRACT CITY LAND SURVEYOR
P.L.S. 5563 EXPIRES 09-30-07



CITY ATTORNEY'S CERTIFICATE

APPROVED AS TO FORM

BY: [Signature] 12-19-06
CITY ATTORNEY

ACCEPTANCE CERTIFICATE

I, STEVEN CRESSWELL, CITY ENGINEER OF THE CITY OF SANTEE, HEREBY APPROVE THIS PARCEL MAP ON BEHALF OF THE CITY OF SANTEE PURSUANT TO MY AUTHORITY GRANTED IN ACCORDANCE WITH SECTION 16.24.040 OF THE SANTEE MUNICIPAL CODE. FURTHERMORE, I HEREBY ACCEPT ON BEHALF OF THE PUBLIC THE DEDICATION FOR CUYAMACA STREET, MISSION GORGE ROAD, MAGNOLIA AVENUE, CHUBB LANE, COTTONWOOD AVENUE, TOWN CENTER PARKWAY AND RIVERVIEW PARKWAY FOR USE AS PUBLIC STREETS, AND DRAINAGE EASEMENTS ALL AS SHOWN ON SAID MAP TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY.

Steven Cresswell 12/19/06
STEVEN CRESSWELL, P.E. DATE
CITY ENGINEER

RECORDER'S CERTIFICATE

FILE NO. 2006-0905062

FILED THIS 21 DAY OF DECEMBER, 2006, AT 11:52 P IN BOOK OF PARCEL MAPS AT PAGE , AT THE REQUEST OF PAUL G. ROBOTTA

GREGORY J. SMITH
COUNTY RECORDER BY: Lucy M. Manero
DEPUTY

FEE: \$ 2500

CITY OF SANTEE TPM 2005-04 RIVERVIEW OFFICE PARK

PROCEDURE OF SURVEY AND SHEET INDEX

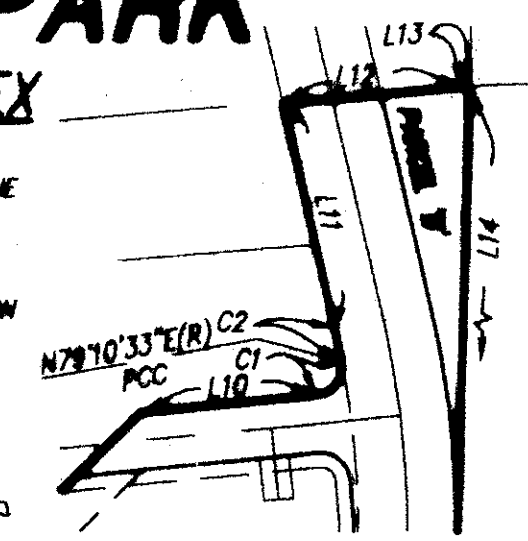
BASE OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE LINE BETWEEN STATION 1201 (COMLES) AND STATION 1200 (SANTEE) PER RECORD OF SURVEY MAP NO. 11252 RECORDED OCTOBER 8, 1907 AS FILE NO. 87-588284, OF OFFICIAL RECORDS IE: N32°48'21"E

NOTE:

PORTIONS OF LANESIDE AVENUE, COTTONWOOD AVENUE AND WILLOW AVENUE VACATED PER SAN DIEGO COUNTY BOARD OF SUPERVISOR'S RESOLUTION RECORDED JUNE 25, 1995, IN BOOK 1008, PAGE 476, OF DEEDS.

PORTION OF WILLOW AVENUE VACATED BY CITY OF SANTEE PER RESOLUTION RECORDED JANUARY 08, 2003, AS DOCUMENT NO. 2003-0824356, O.R.



SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT AS NOTED.
- ▲ INDICATES FOUND STREET MONUMENT PER PM 18857 UNLESS OTHERWISE NOTED.
- INDICATES SET 3/4" x 10" IRON PIPE WITH DISK STAMPED L.S. 5334, FLUSH.
- △ INDICATES STREET MONUMENT TO BE SET.
- (--) INDICATES RECORD DATA PER PARCEL MAP NO. 18857.
- [--] INDICATES RECORD DATA PER ROAD SURVEY 982-66.
- [--] INDICATES RECORD DATA PER ROAD SURVEY 1668-1.
- (#) INDICATES RECORD DATA AS NOTED.
- (R) INDICATES RADIAL BEARING.
- 1. THE BEGINNING AND ENDING PARCEL NUMBERS ARE 1 THROUGH 7 RESPECTIVELY, PARCEL 'A', PARCEL 'B' AND THE REMAINDER PARCEL.
- 2. THE TOTAL NUMBER OF PARCELS: 10 PARCELS.
- 3. THE TOTAL GROSS AREA IS 175.36 GROSS ACRES.
- 4. ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDS.
- 5. ALL LOT CORNERS WILL BE MONUMENTED BY A 3/4" X 10" IRON PIPE MARKED L.S. 5334. (UNLESS OTHERWISE NOTED)
- 6. LOT CORNERS ALONG THE SIDELINE OF STREET RIGHT OF WAYS WILL BE MONUMENTED BY A LEAD AND DISK STAMPED L.S. 5334. (UNLESS OTHERWISE NOTED)

LINE TABLE			RECORDED DATA	
LINE	BEARING	LENGTH	BEARING	LENGTH
L1	N88°14'00"E	924.80'	[[N88°14'00"E]]	
L2	N88°11'06"E	49.52'	[[N88°11'06"E]]	
L3	S84°48'54"E	128.89'		
L4	S49°24'04"E	388.70'		
L5	S79°41'57"E	463.89'		
L6	S89°45'11"E	1095.82'		
L7	S89°17'37"E	1133.54'		
L8	N89°09'06"E	488.17'		
L9	N89°09'19"E	667.16'		
L10	N84°23'47"E	188.91'	[[N84°23'27"E]]	
L11	N83°01'14"W	848.56'	[[N83°01'31"W]]	
L12	N88°13'11"E	188.98'		
L13	N87°44'11"E	633.9'		
L14	S81°42'04"W	1062.49'	[[S81°41'48"W]]	
L15	S14°31'30"E	271.98'		
L16	S64°46'10"W	36.85'		
L17	S24°07'08"E	432.58'		
L18	S48°09'37"W	278.37'	S64°46'36"W (1)	
L19	S81°43'22"W	36.41'	S81°09'45"W (1)	
L20	N89°36'39"W	1319.99'	N89°39'15"W 1919.81' (1)&(2)	
L21	S81°49'11"W	38.82'	S81°27'V (3)	
L22	N89°14'49"W	388.88'	N89°33'V (3)	
L23	S81°49'11"W	178.88'	S81°27'V (3)	
L24	S89°14'49"E	388.88'	S89°33'E (3)	
L25	S81°45'11"W	468.28'	S81°27'V (3)	
L26	N89°16'43"W	748.44'		
L27	N81°43'17"E	344.78'	N81°27'E 384.87' (4)	
L28	N89°36'57"W	98.88'	N89°33'V (4)	
L29	S81°43'17"E	344.78'	S81°27'V 384.87' (4)	
L30	N89°36'43"W	888.72'	O88°16'48"W	
L31	N81°45'00"E	768.18'	O88°46'38"E	
L32	N89°14'49"E	488.17'		
L33	N89°09'19"E	177.89'		
L34	N89°09'06"E	488.17'		
L35	N81°49'44"W	48.77'		
L36	N87°43'46"W	218.47'		
L37	N89°16'46"E	137.98'		
L38	N89°36'36"W	225.86'	[[225.86']]	

- (1) R.O.S. MAP NO. 15855
- (2) MAP NO. 1484
- (3) DEED REC. APRIL 6, 1970, FILE#59147
- (4) DEED REC. JULY 22, 2005, DOC#2005-0619067
- (5) LEASE REC. AUG.29,2002, DOC#2002-0734472

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	95°13'18"	38.88'	49.86'
C2	82°11'46"	949.88'	36.37'
C3	17°15'17"	598.88'	165.63'
C4	38°24'12"	488.88'	268.11'
C5	37°17'14"	598.88'	357.93'
C6	13°31'30"	598.88'	129.91'
C7	39°10'38"	598.88'	376.87'

NOTE:
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY PARCEL, APPROVAL OF A DEVELOPMENT REVIEW PERMIT BY THE CITY OF SANTEE IS REQUIRED FOR DEVELOPMENT OF THE PARCEL. THE DEVELOPMENT REVIEW PERMIT SHALL INCLUDE CONDITIONS FOR CONSTRUCTION OF STREET IMPROVEMENTS AND INFRASTRUCTURE REQUIRED TO SUPPORT THE DEVELOPMENT AND FULFILL THE REQUIREMENTS FOR TENTATIVE MAP APPROVAL SET FORTH IN SANTEE CITY COUNCIL RESOLUTION 888-2005.

STA 1200 (SANTEE)
BRONZE SHANK WITH CENTERPUNCH
SET IN ROCK OUTCROPPING. BRONZE
DISC PORTION OF MONUMENT MISSING.
RM3 FOUND IN GOOD CONDITION
N. 1888254.537 E. 6335514.299
PER R.O.S. 11252

P.O.C.
STA 1201 (COMLES)
STANDARD 3 1/2" NGS BRONZE DISC
STAMPED "COMLES 1939 1983" SET
IN ROCK OUTCROPPING
N. 1876421.080 E. 6321440.449
PER R.O.S. 11252

CITY OF SANTEE
TRACT NO. 88-08
UNIT NO. 3
MAP NO. 12948

FOUND WELL MONUMENT PER R.S. 1885-1
N89°17'37"E 1.88'

FOUND WELL MONUMENT
O.P. PER R.S. 1885-1

FOUND WELL MONUMENT
O.P. PER R.S. 1885-1

DEDICATED FOR COUNTY HIGHWAY BY
SAN DIEGO COUNTY RESOLUTION
REC. FEB. 6, 1970, FILE/PAGE
1970-048245

FOUND WELL MONUMENT
USED FOR LINE ONLY

PARCEL MAP 16310
DEDICATED FOR PUBLIC STREET TO
CITY OF SANTEE BY DEED REC.
DEC. 23, 1988, DOC. #988-085383

EAST LINE OF TRACT "T" RANCHO
EL CAJON PER MAP NO. 817

FOUND WELL MONUMENT
PER PARCEL MAP 15801

DEDICATED FOR COUNTY HIGHWAY
BY SAN DIEGO COUNTY RESOLUTION
REC. FEB. 6, 1970, FILE/PAGE
1970-048245

PARCEL MAP 16801

PARCEL MAP 14784
R. OF S. 8516
R. OF S. 15074

SANTEE SHOPPING CENTER
UNIT NO. 1
MAP NO. 8880

FOUND WELL MONUMENT
PER R.S. 887-5

FOUND WELL MONUMENT
PER R.S. 10712 & 10737

R. OF S. 627-5

R. OF S. 847

CITY OF SANTEE
TRACT NO. 4085
MAP NO. 10737

R. OF S. 2820
R. OF S. 8837

SANTEE TRACT NO. 82-06
MAP NO. 10712

GRAPHIC SCALE
0' 400' 800' 1200' 1600'
SCALE: 1" = 400'

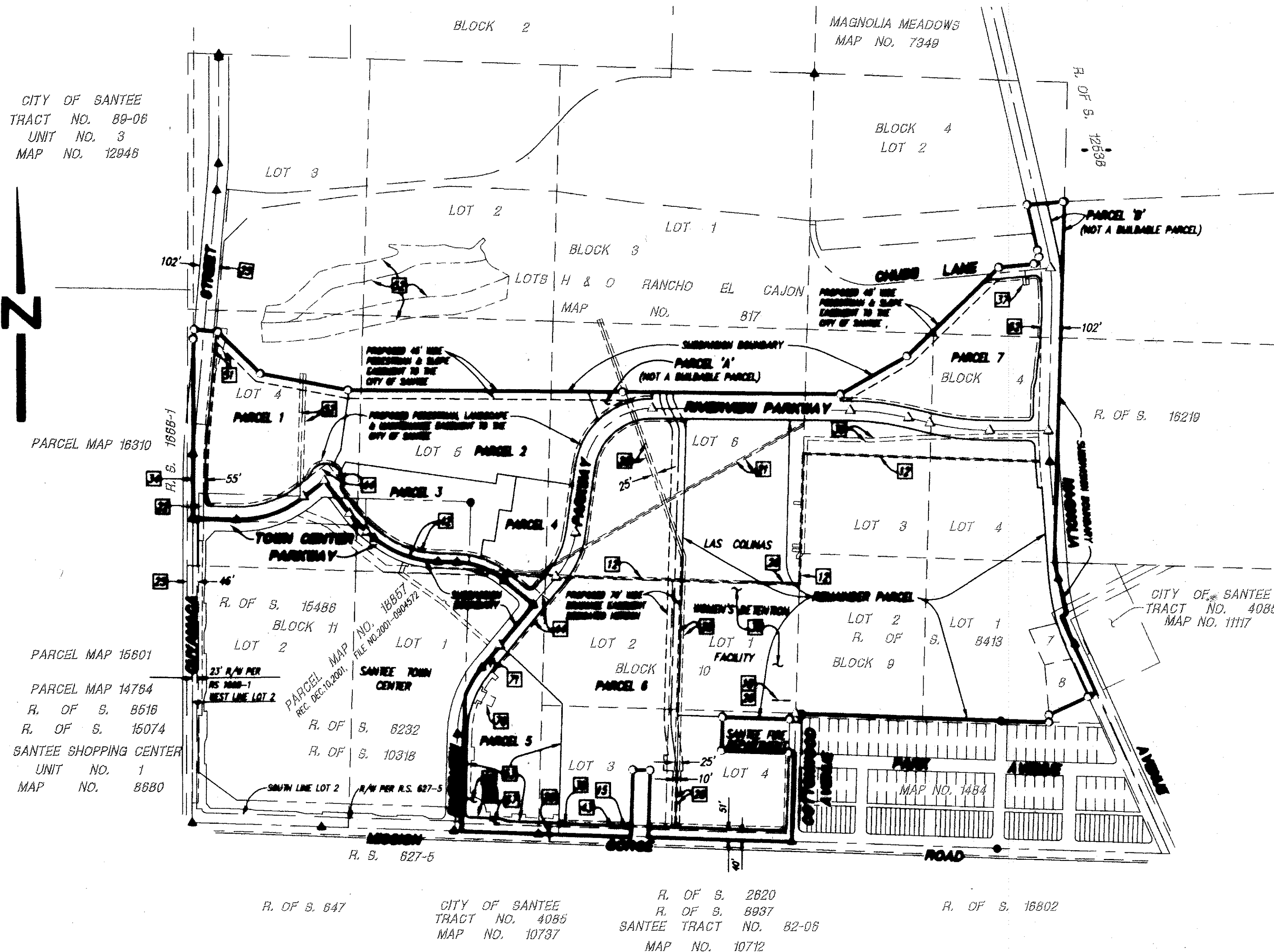
CITY OF SANTEE TPM 2005-04

RIVERVIEW OFFICE PARK

EASEMENTS

NOTE:
PORTIONS OF LAKESIDE AVENUE, COTTONWOOD AVENUE AND WILLOW AVENUE
VACATED PER SAN DIEGO COUNTY BOARD OF SUPERVISOR'S RESOLUTION
RECORDED JUNE 25, 1925, IN BOOK 1088, PAGE 476, O.R.

PORTION OF WILLOW AVENUE VACATED BY CITY OF SANTEE PER RESOLUTION
RECORDED JANUARY 08, 2003, AS DOCUMENT NO. 2003-0024356, O.R.



EASEMENT NOTES

- 12 EXISTING 10' WIDE SEWER EASEMENT TO SANTEE COUNTY WATER DISTRICT, RECORDED APRIL 17, 1959 AS BOOK 7611, PAGE 438 INSTRUMENT NO. 76604 O.R.
- 13 LIMITED ACCESS RIGHTS TO AND FROM MISSION GORGE ROAD RECORDED SEPTEMBER 22, 1961 AS INSTRUMENT NO. 1961-165766 O.R.
- 15 EXISTING UTILITY EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED NOVEMBER 28, 1961 AS INSTRUMENT NO. 1961-205684 O.R.
- 18 EXISTING UTILITY EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED JULY 29, 1966 AS INSTRUMENT NO. 1966-123616 O.R.
- 20 EXISTING UTILITY EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED MARCH 26, 1974 AS INSTRUMENT NO. 1974-074574 O.R. ALL WITHIN CURRENT RIGHT OF WAY OF MISSION GORGE ROAD.
- 21 EXISTING 15' WIDE SEWER EASEMENT TO LAKESIDE SANITATION DISTRICT RECORDED MARCH 27, 1974 AS INSTRUMENT NO. 1974-076380 O.R.
- 22 HIGHWAY SLOPE AND DRAINAGE EASEMENT TO THE COUNTY OF SAN DIEGO RECORDED JANUARY 7, 1975 AS INSTRUMENT NO. 1975-003819 O.R.
- 23 EXISTING 15' WIDE SEWER EASEMENT TO LAKESIDE SANITATION DISTRICT RECORDED APRIL 23, 1975 AS INSTRUMENT NO. 1975-084732 O.R.
- 25 DEDICATED FOR COUNTY HIGHWAY BY SAN DIEGO COUNTY RESOLUTION RECORDED FEBRUARY 6, 1978, AS INSTRUMENT NO. 1978-048245 O.R.
- 26 EXISTING UTILITY EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED SEPTEMBER 19, 1978 AS INSTRUMENT NO. 1978-398030 O.R.
- 28 EXISTING DRAINAGE EASEMENT TO THE CITY OF SANTEE (FORMERLY OWNED BY THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT ZONE 2), RECORDED APRIL 27, 1982 AS INSTRUMENT NO. 1982-120186 O.R.
- 30 EXISTING UTILITY EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED JUNE 29, 1983 AS INSTRUMENT NO. 1983-220629 O.R., NO EXACT LOCATION GIVEN, UNABLE TO PLOT.
- 34 EXISTING EASEMENT FOR PUBLIC HIGHWAY TO THE CITY OF SANTEE, RECORDED DECEMBER 23, 1986 AS INSTRUMENT NO. 1986-605363 O.R.
- 35 EXISTING UTILITY EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED AUGUST 10, 1988 AS INSTRUMENT NO. 1988-382569 O.R. BLANKET EASEMENT, 3' EXTENSOR OF ALL EXISTING SDCGE IMPROVEMENTS WITHIN LAS COLINAS WOMEN'S DETENTION FACILITY, UNABLE TO PLOT.
- 36 EXISTING 20' WIDE WATER EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT RECORDED OCTOBER 12, 1988 AS INSTRUMENT NO. 1988-519873 O.R.
- 37 EXISTING 30' WIDE WATER AND SEWER EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT RECORDED NOVEMBER 22, 1988 AS INSTRUMENT NO. 1988-600304 O.R.
- 38 EXISTING I. O. D. FOR PUBLIC STREET TO THE COUNTY OF SAN DIEGO RECORDED OCTOBER 14, 1991 AS INSTRUMENT NO. 1991-0529330 O.R.
- 42 EXISTING EASEMENT FOR PUBLIC STREET TO THE CITY OF SANTEE RECORDED DECEMBER 10, 2001 AS INSTRUMENT NO. 2001-0904568 O.R.
- 43 EXISTING EASEMENT FOR PUBLIC STREET TO THE CITY OF SANTEE RECORDED DECEMBER 10, 2001 AS INSTRUMENT NO. 2001-0904569 O.R.
- 44 EXISTING EASEMENT FOR PUBLIC STREET TO THE CITY OF SANTEE RECORDED DECEMBER 10, 2001 AS INSTRUMENT NO. 2001-0904570 O.R.
- 51 EXISTING STORM DRAINAGE EASEMENT TO THE CITY OF SANTEE RECORDED SEPTEMBER 18, 2002 AS INSTRUMENT NO. 2002-798697 O.R.
- 52 EXISTING 30' WIDE ACCESS EASEMENT TO REAL PROPERTY TO THE SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD, A PUBLIC AGENCY RECORDED FEBRUARY 19, 2003 AS INSTRUMENT NO. 2003-0187486 O.R.
- 53 EXISTING AGREEMENT TO GRANT FUTURE ACCESS EASEMENTS TO THE COUNTY OF SAN DIEGO RECORDED MAY 21, 2003 AS INSTRUMENT NO. 2003-0594516 O.R., UNABLE TO PLOT.
- 62 DEDICATED FOR COUNTY HIGHWAY BY SAN DIEGO COUNTY RESOLUTION RECORDED APRIL 6, 1967, AS INSTRUMENT NO. 47632 O.R.

NOTE: SEE SHEET 5 OF 9 FOR EASEMENT NOS. 67 THROUGH 77, INCLUSIVE.

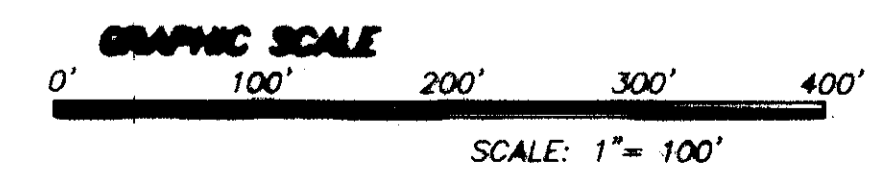
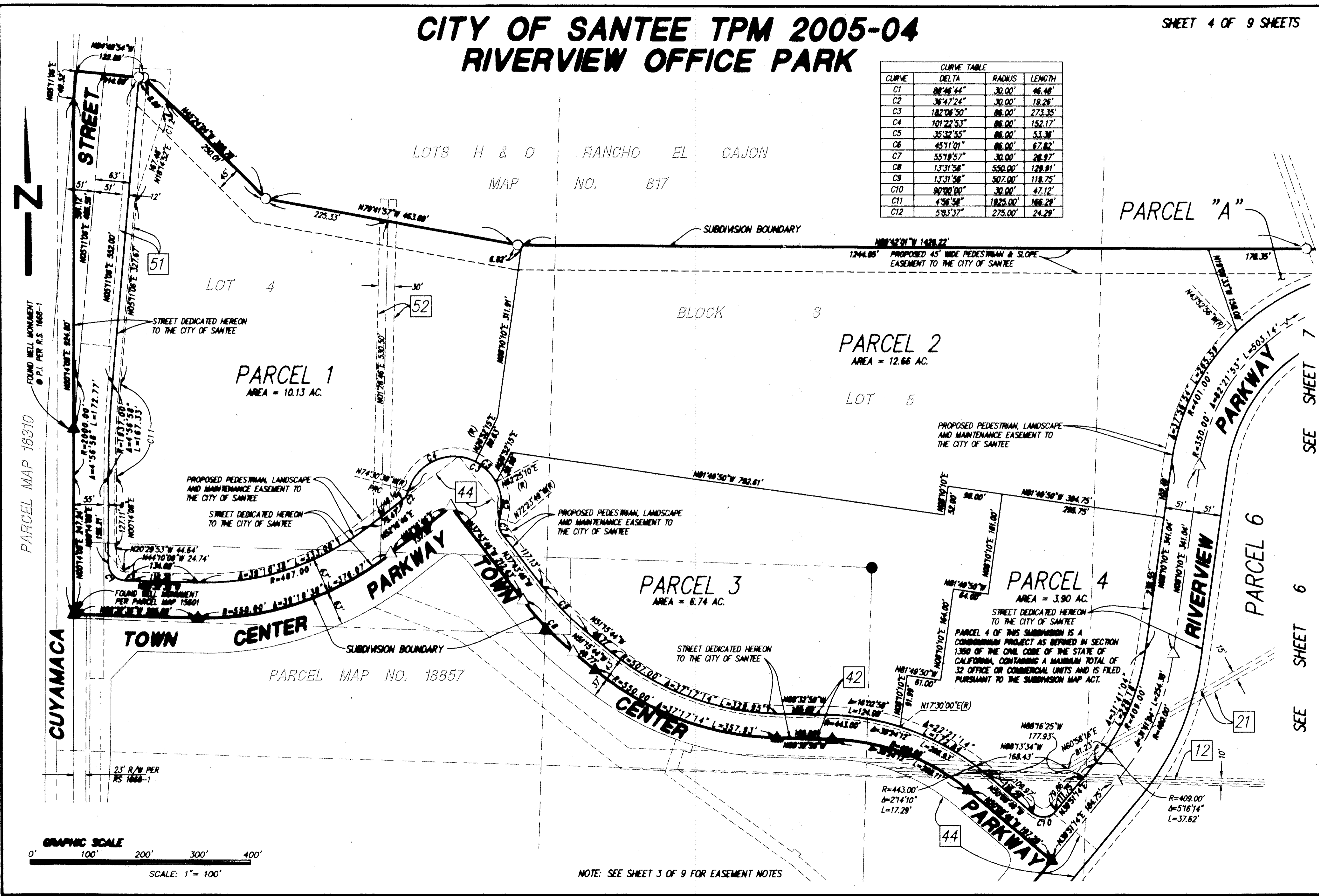
NOTE:

INDICATES SCHEDULE B ITEM NUMBER FROM OLD REPUBLIC TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NUMBER 2425000192.

NOTE
RECORDING OFFICE
SAN DIEGO COUNTY
RECORDING OFFICE
12/18/2006 7:57:47 AM PST

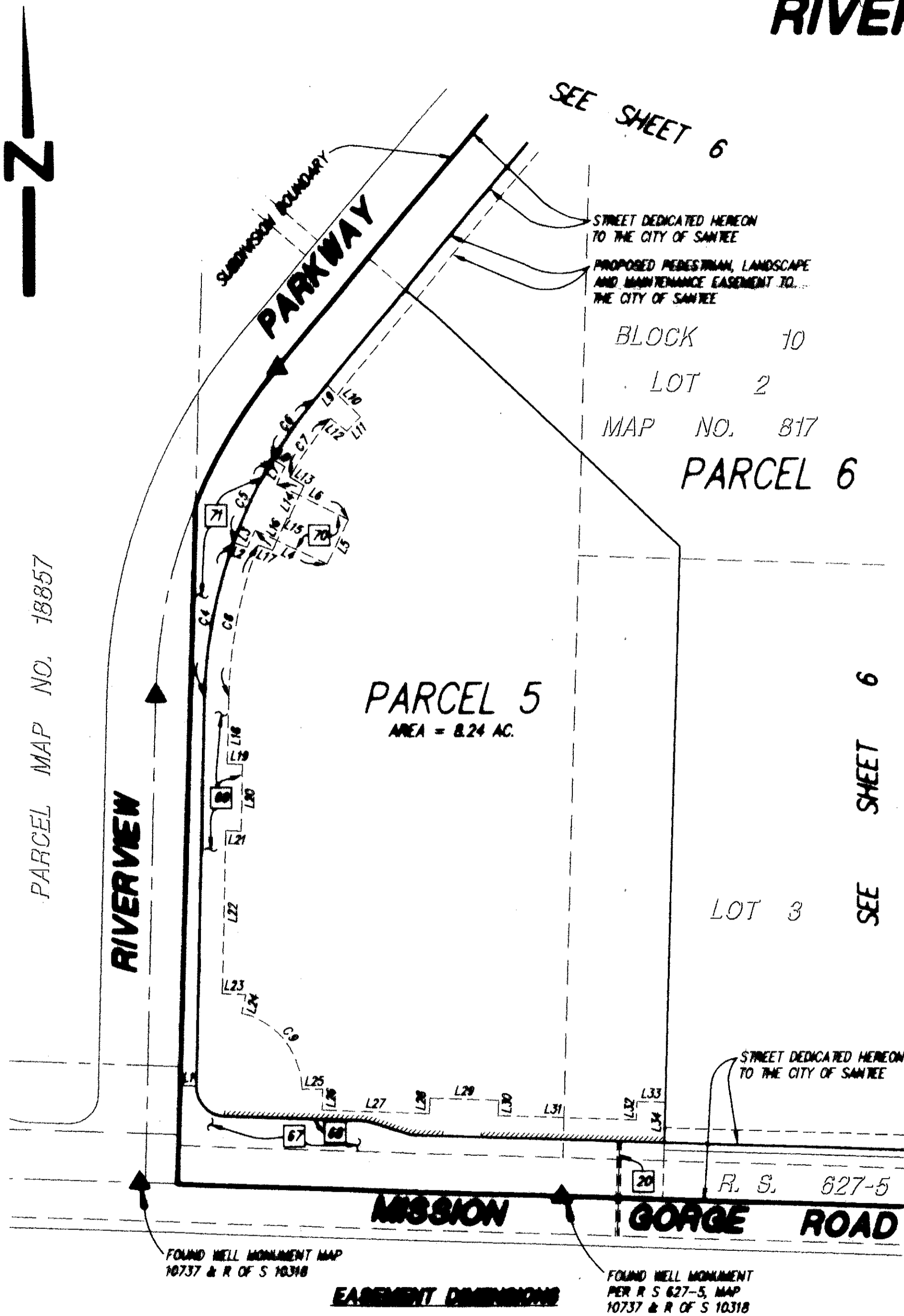
CITY OF SANTEE TPM 2005-04
RIVERVIEW OFFICE PARK

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	88°46'44"	30.00'	46.48'
C2	36°47'24"	30.00'	19.26'
C3	182°06'50"	86.00'	273.35'
C4	101°22'53"	86.00'	152.17'
C5	35°32'55"	86.00'	53.36'
C6	45°11'01"	86.00'	67.82'
C7	55°18'57"	30.00'	28.97'
C8	13°31'58"	550.00'	129.91'
C9	13°31'58"	507.00'	118.75'
C10	80°00'00"	30.00'	47.12'
C11	4°56'58"	1825.00'	186.29'
C12	58°33'57"	275.00'	24.29'



NOTE: SEE SHEET 3 OF 9 FOR EASEMENT NOTES

CITY OF SANTEE TPM 2005-04
RIVERVIEW OFFICE PARK

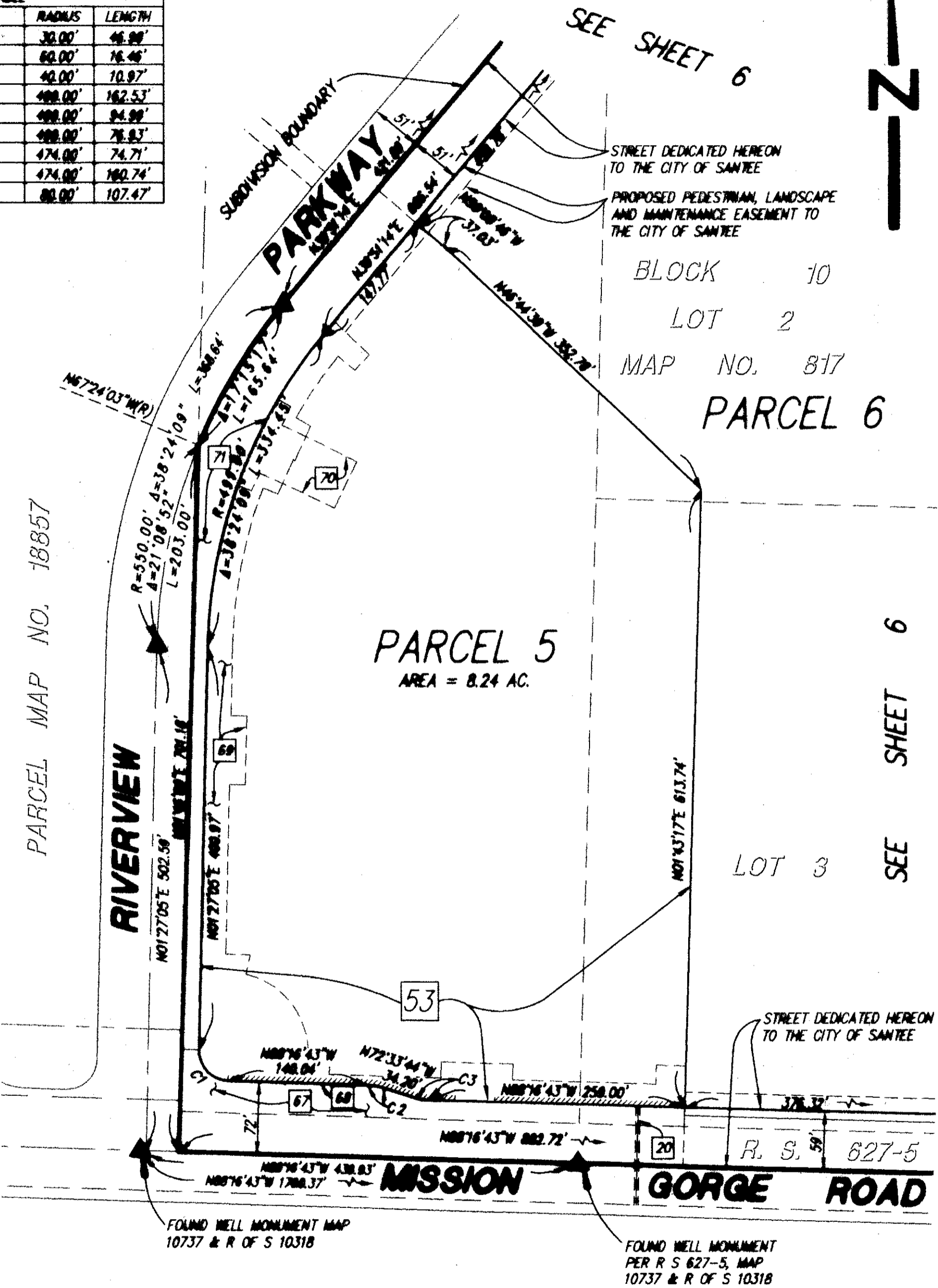


LINE	BEARING	LENGTH
L1	N00°13'30"W	17.25'
L2	N00°53'13"W	15.00'
L3	N25°34'00"E	20.00'
L4	N64°26'00"W	82.81'
L5	N25°34'00"E	52.00'
L6	N64°26'00"W	82.81'
L7	N25°34'00"E	20.00'
L8	N00°58'47"W	15.00'
L9	N00°58'14"E	18.30'
L10	N00°44'30"W	48.17'
L11	N43°16'41"E	21.15'
L12	N50°44'21"W	21.00'
L13	N50°46'11"W	16.87'
L14	N25°24'18"E	37.17'
L15	N64°26'00"W	1.00'
L16	N24°00'20"E	37.46'
L17	N00°00'46"W	15.00'
L18	N01°27'05"E	68.00'
L19	N00°33'07"W	16.00'
L20	N01°20'53"E	66.04'
L21	N00°33'07"W	16.01'
L22	N01°27'05"E	108.00'
L23	N00°33'55"W	24.55'
L24	N12°44'00"E	18.79'
L25	N00°42'25"E	21.40'
L26	N01°43'17"E	21.57'
L27	N00°16'43"W	112.00'
L28	N01°43'17"E	16.00'
L29	N00°16'43"W	72.00'
L30	N01°43'17"E	16.00'
L31	N00°16'43"W	144.00'
L32	N01°43'17"E	18.01'
L33	N00°16'43"W	28.60'
L34	N01°43'17"E	44.01'

CURVE	DELTA	RADIUS	LENGTH
C1	89°43'48"	30.00'	46.98'
C2	15°42'58"	60.00'	16.46'
C3	15°42'58"	40.00'	10.97'
C4	18°38'42"	400.00'	162.53'
C5	10°54'27"	400.00'	84.99'
C6	8°50'01"	400.00'	78.93'
C7	9°01'59"	474.00'	74.71'
C8	18°25'45"	474.00'	160.74'
C9	7°58'16"	80.00'	107.47'

EASEMENT NOTES

- 67 EXISTING RIGHT OF WAY DEDICATION TO THE CITY OF SANTEE, RECORDED JANUARY 8, 2003 AS INSTRUMENT NO. 2003-0004357.
- 68 EXISTING RELINQUISHMENT OF ACCESS RIGHTS TO MISSION GORGE ROAD TO THE CITY OF SANTEE, RECORDED JANUARY 8, 2003 AS INSTRUMENT NO. 2003-0024358.
- 69 EXISTING LANDSCAPE AND PUBLIC ACCESS EASEMENT TO THE CITY OF SANTEE, RECORDED JANUARY 8, 2003 AS INSTRUMENT NO. 2003-0004358.
- 70 EXISTING TRAFFIC SIGNAL EASEMENT TO THE CITY OF SANTEE, RECORDED JANUARY 8, 2003 AS INSTRUMENT NO. 2003-0004358.
- 71 EXISTING RIGHT OF WAY DEDICATION TO THE CITY OF SANTEE, RECORDED JANUARY 8, 2003 AS INSTRUMENT NO. 2003-0004358.
- 72 EXISTING UTILITY EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED FEBRUARY 10, 2003 AS INSTRUMENT NO. 2003-0151278. UNABLE TO PLOT.
- 74 EXISTING UTILITY EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED MAY 5, 2003 AS INSTRUMENT NO. 2003-0521138. UNABLE TO PLOT.
- 53 EXISTING AGREEMENT TO GRANT FUTURE ACCESS EASEMENTS TO THE COUNTY OF SAN DIEGO RECORDED MAY 21, 2003 AS INSTRUMENT NO. 2003-0004358. UNABLE TO PLOT.
- 77 EXISTING UTILITY EASEMENT TO PACIFIC BELL TELEPHONE COMPANY, RECORDED FEBRUARY 25, 2003 AS INSTRUMENT NO. 2003-0206206. UNABLE TO PLOT.



NOTE: SEE SHEET 3 OF 9 FOR EASEMENT NOTES

CITY OF SANTEE TPM 2005-04 RIVERVIEW OFFICE PARK

LINE	BEARING	LENGTH
L1	N01°45'11"E	140.00'
L2	N01°37'25"E	200.00'
L3	N02°37'04"W	200.00'
L4	N02°37'04"W	119.04'
L5	N01°45'11"E	22.20'
L6	N01°45'11"E	80.00'
L7	N01°45'11"E	30.00'
L8	N01°45'11"E	207.00'
L9	N01°45'11"E	207.00'
L10	N01°45'11"E	10.00'
L11	N01°45'11"E	30.00'
L12	N02°37'04"W	172.05'
L13	N01°45'11"E	227.97'
L14	N01°45'11"E	571.53'
L15	N01°45'11"E	140.50'
L16	N01°45'11"E	104.21'
L17	N01°45'11"E	105.30'
L18	N01°45'11"E	22.46'

CURVE	DELTA	RADIUS	LENGTH
C1	89°36'06"	30.00'	47.11'
C2	9°22'15"	500.00'	81.70'
C3	27°34'20"	100.00'	46.12'
C4	26°21'12"	100.00'	46.00'
C5	16°36'11"	200.00'	66.64'



BLOCK 10
LOT 1

LAS COLINAS
WOMEN'S DETENTION
FACILITY

COTTONWOOD AVENUE

SANTEE FIRE
DEPARTMENT

STREET DEDICATED HEREON
TO THE CITY OF SANTEE

PROPOSED PEDESTRIAN, LANDSCAPE
AND MAINTENANCE EASEMENT TO THE
CITY OF SANTEE

STREET DEDICATED HEREON
TO THE CITY OF SANTEE

LOT 4

SEE SHEET 7

SEE SHEET 8

SEE SHEET 9

REMAINDER PARCEL

BLOCK 10

LOT 2

PARCEL 6

AREA = 34.28 AC.

MAP NO. 817

LOT 6
BLOCK 3
MAP NO. 817

PROPOSED PEDESTRIAN, LANDSCAPE
AND MAINTENANCE EASEMENT TO
THE CITY OF SANTEE

70' WIDE DRAINAGE EASEMENT
DEDICATED HEREON TO THE
CITY OF SANTEE

SUBDIVISION BOUNDARY

LOT 3

LOT 3

STREET DEDICATED HEREON
TO THE CITY OF SANTEE

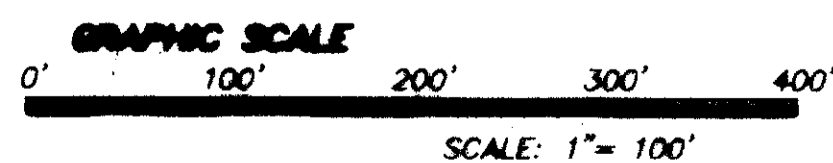
PROPOSED PEDESTRIAN, LANDSCAPE
AND MAINTENANCE EASEMENT TO
THE CITY OF SANTEE

N01°43'17"E 613.74'

PARCEL 5

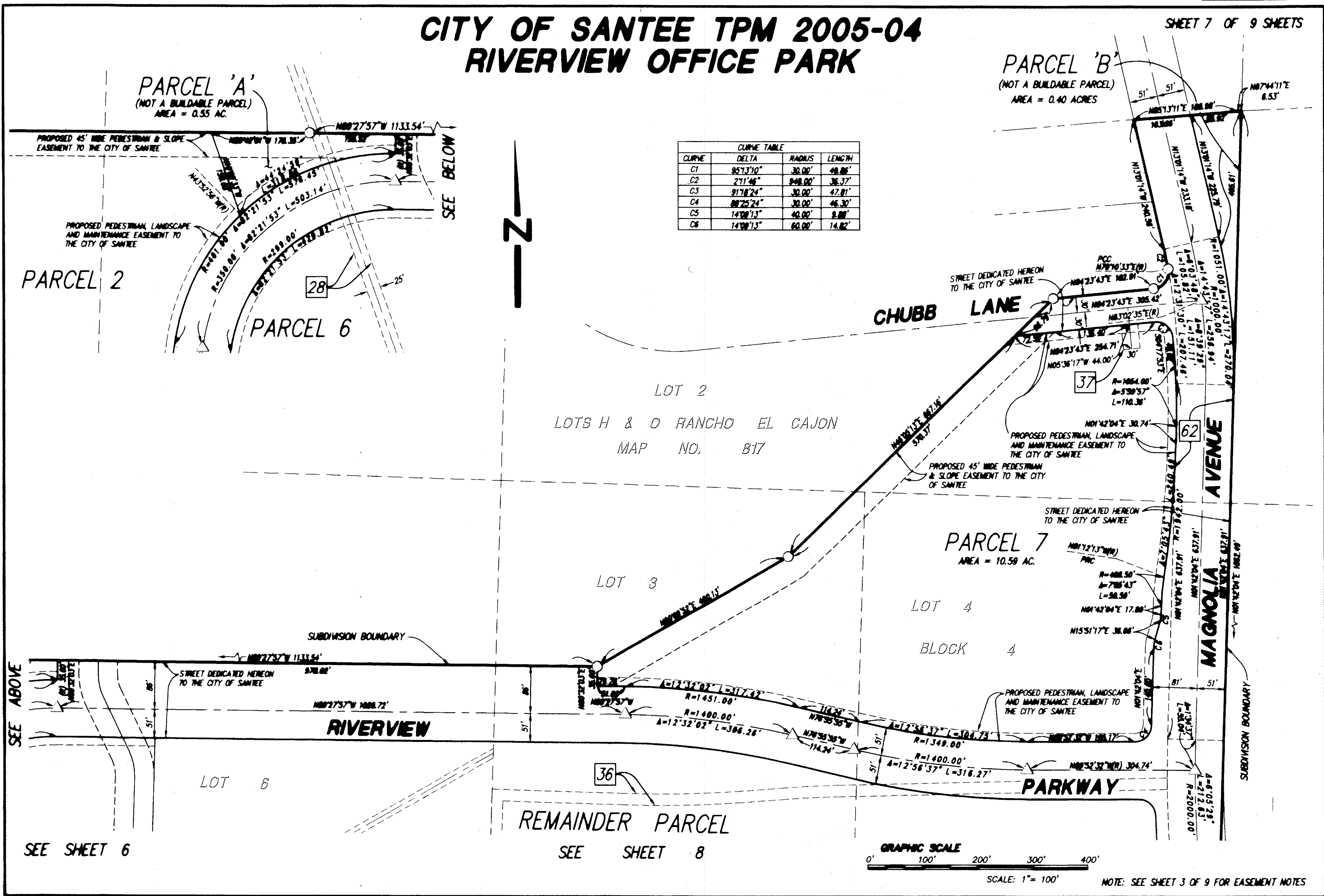
SEE SHEET 5

NOTE: SEE SHEET 3 OF 9 FOR EASEMENT NOTES



CITY OF SANTEE TPM 2005-04
RIVERVIEW OFFICE PARK

SHEET 7 OF 9 SHEETS

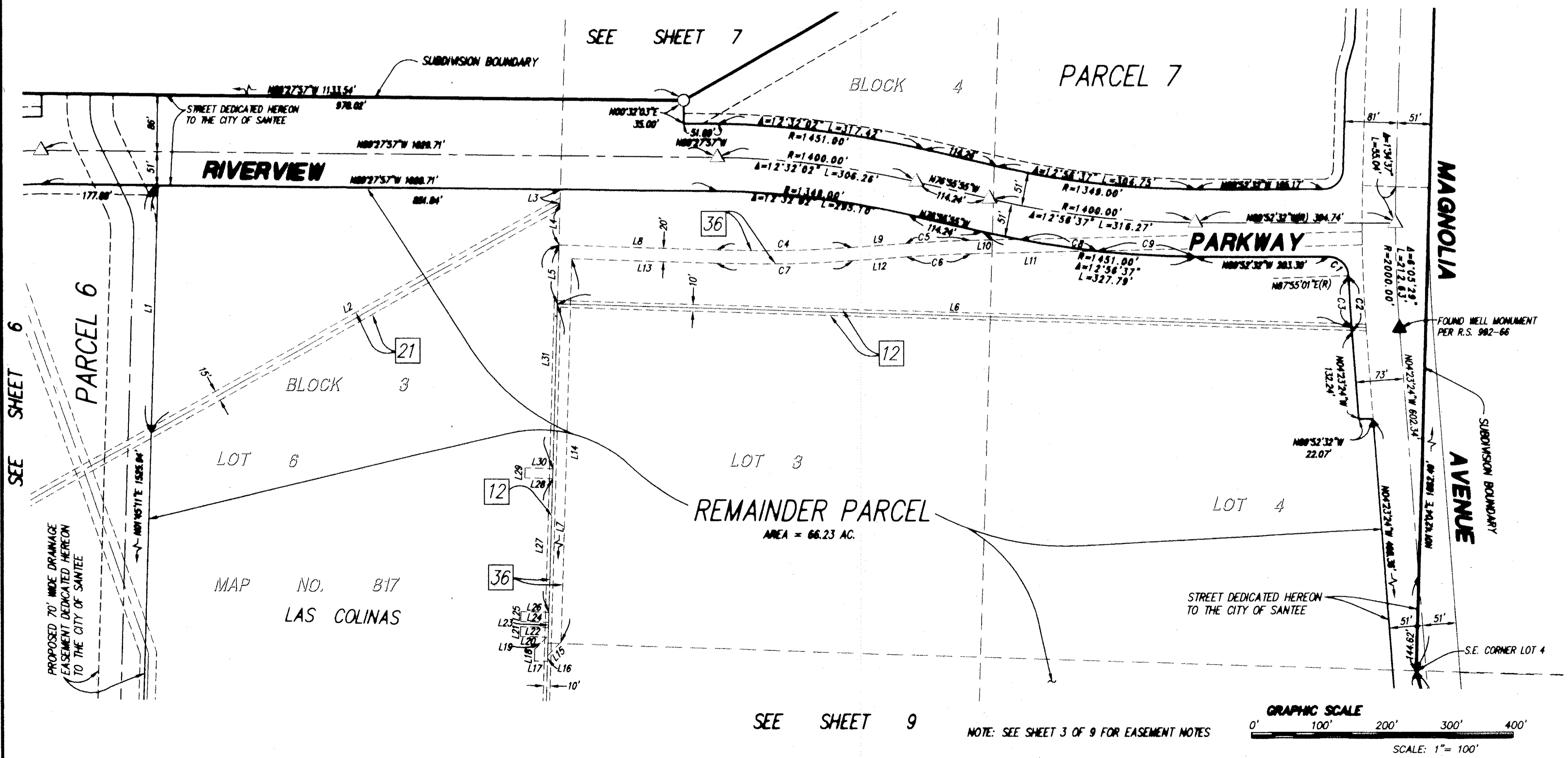


CITY OF SANTEE TPM 2005-04
RIVERVIEW OFFICE PARK

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°45'11"E	373.23'
L2	N00°30'36"E	713.52'
L3	N01°37'44"E	21.00'
L4	N01°45'21"E	63.07'
L5	N01°45'13"E	88.50'
L6	N00°23'17"W	1210.56'
L7	N01°45'11"E	868.22'
L8	N00°14'40"W	240.00'
L9	N00°51'30"E	81.22'
L10	N00°04'10"E	74.84'
L11	N00°04'10"E	182.20'
L12	N00°51'30"E	81.22'
L13	N00°14'40"W	238.00'
L14	N01°45'11"E	579.14'
L15	N00°45'11"E	28.20'
L16	N01°45'11"E	8.00'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N00°14'40"W	20.00'
L18	N01°45'11"E	17.14'
L19	N00°45'11"E	25.00'
L20	N00°14'40"W	40.30'
L21	N01°45'11"E	15.00'
L22	N00°14'40"W	42.00'
L23	N01°45'11"E	8.00'
L24	N00°14'40"W	42.00'
L25	N01°45'11"E	15.00'
L26	N00°14'40"W	42.00'
L27	N01°45'11"E	202.00'
L28	N00°14'40"W	42.00'
L29	N01°45'11"E	15.00'
L30	N00°14'40"W	42.00'
L31	N01°45'11"E	337.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	87°47'33"	30.00'	45.97'
C2	2°18'26"	2073.00'	83.47'
C3	2°07'42"	2073.00'	77.01'
C4	5°33'15"	2015.00'	207.05'
C5	2°52'22"	1905.00'	98.53'
C6	2°52'22"	1905.00'	98.53'
C7	5°33'15"	2015.00'	200.11'
C8	4°42'07"	1451.00'	118.07'
C9	5°56'07"	1451.00'	150.31'



CITY OF SANTEE TPM 2005-04
RIVERVIEW OFFICE PARK

LINE TABLE

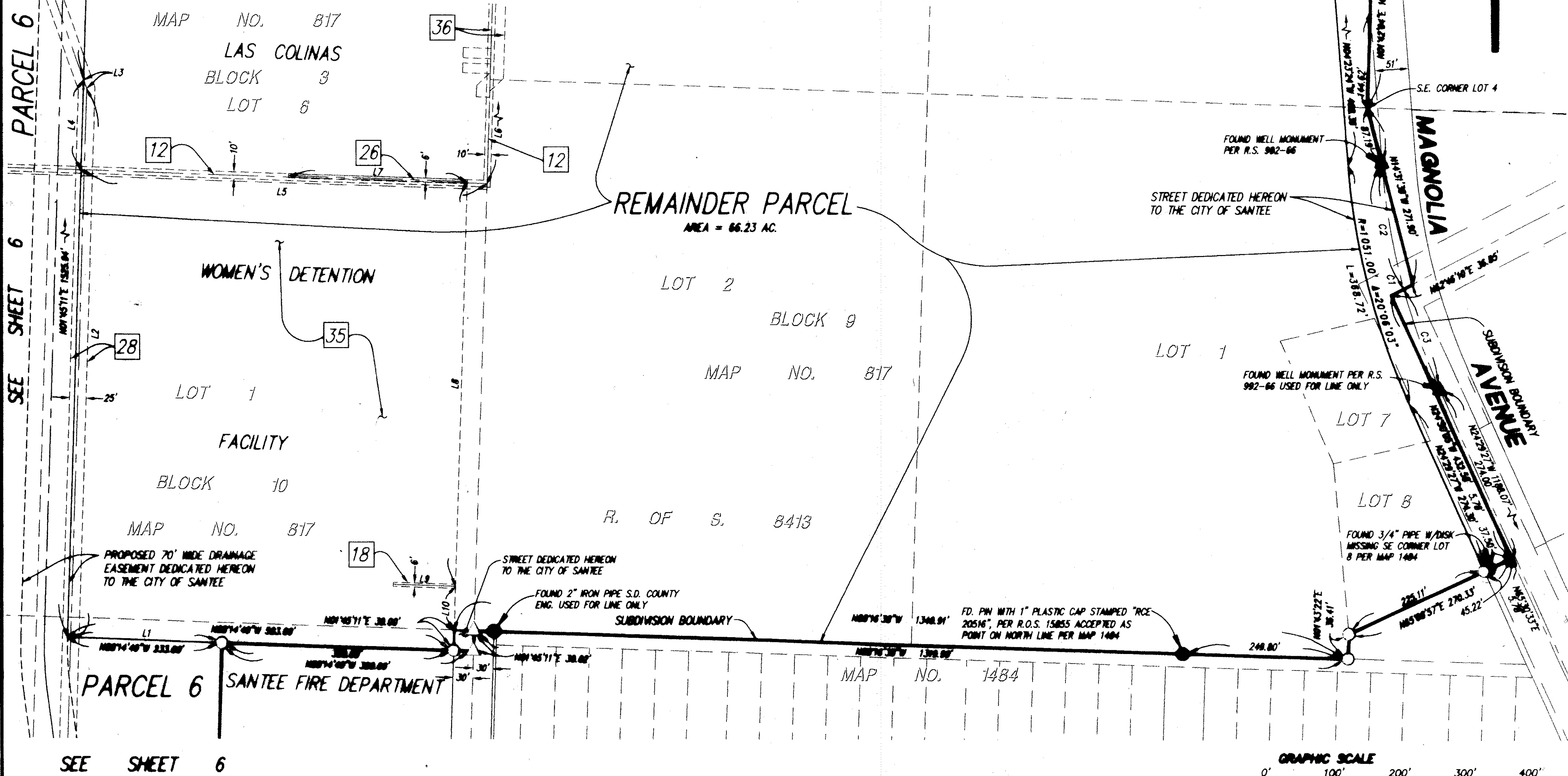
LINE	BEARING	LENGTH
L1	N0°14'00"W	227.07'
L2	N0°15'11"E	819.47'
L3	N0°15'11"E	13.00'
L4	N0°15'11"E	13.00'
L5	N0°15'11"E	81.00'
L6	N0°15'11"E	808.22'
L7	N0°14'45"W	288.00'
L8	N0°15'10"E	805.00'
L9	N0°14'45"W	94.00'
L10	N0°15'17"E	65.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	20°00'00"	1000.00'	350.43'
C2	10°00'00"	1000.00'	190.51'
C3	17°00'00"	1000.00'	190.27'

SEE SHEET 8

LOT 4



NOTICE